097.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,058,000 / 1,058,000
					USE VALUE:	1,058,000 / 1,058,000
					ASSESSED:	1,058,000 / 1,058,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLAGDEN JANE C
Owner 2:	
Owner 3:	
Street 1:	34 HUTCHINSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BLAGDEN RICHARD C & JANE C -
Owner 2:	-
Street 1:	34 HUTCHINSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,984 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Brick Exterior and 2281 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12984.000	491,300		566,700	1,058,000
Total Card	0.298	491,300		566,700	1,058,000
Total Parcel	0.298	491,300		566,700	1,058,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.93 | /Parcel: 463.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 63488
GIS Ref:
GIS Ref:
Insp Date: 10/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 097.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	491,100	0	12,984.	566,700	1,057,800	1,057,800	Year End Roll	12/18/2019
2019	101	FV	368,300	0	12,984.	566,700	935,000	935,000	Year End Roll	1/3/2019
2018	101	FV	368,300	0	12,984.	485,700	854,000	854,000	Year End Roll	12/20/2017
2017	101	FV	368,300	0	12,984.	453,300	821,600	821,600	Year End Roll	1/3/2017
2016	101	FV	368,300	0	12,984.	388,600	756,900	756,900	Year End	1/4/2016
2015	101	FV	346,900	0	12,984.	348,100	695,000	695,000	Year End Roll	12/11/2014
2014	101	FV	346,900	0	12,984.	322,200	669,100	669,100	Year End Roll	12/16/2013
2013	101	FV	346,900	0	12,984.	307,200	654,100	654,100		12/13/2012

!7924!

PRINT

Date	Time
12/10/20	22:31:23

LAST REV

Date	Time
12/01/20	14:26:40

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7924

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLAGDEN RICHARD	72104-406		1/8/2019	Convenience	1	No	No		
LIAO ROBERT	26723-511		10/4/1996		1	No	No		F

USER DEFINED

Prior Id # 1:	63488
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2018	Inspected	PH	Patrick H
9/25/2018	MEAS&NOTICE	BS	Barbara S
4/25/2009	Meas/Inspect	372	PATRIOT
10/15/1999	Meas/Inspect	264	PATRIOT
7/23/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12984		Sq. Ft.	Site		0	70.	0.62	4									566,669						566,700	

Total AC/HA: 0.29807 | Total SF/SM: 12984 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 566,669 | Spl Credit | Total: 566,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11042535
Const Adj.:	1.04989493
Adj $ / SQ:	151.558
Other Features:	78500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	603577
Depreciation:	112265
Depreciated Total:	491312

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 1		HB 1		

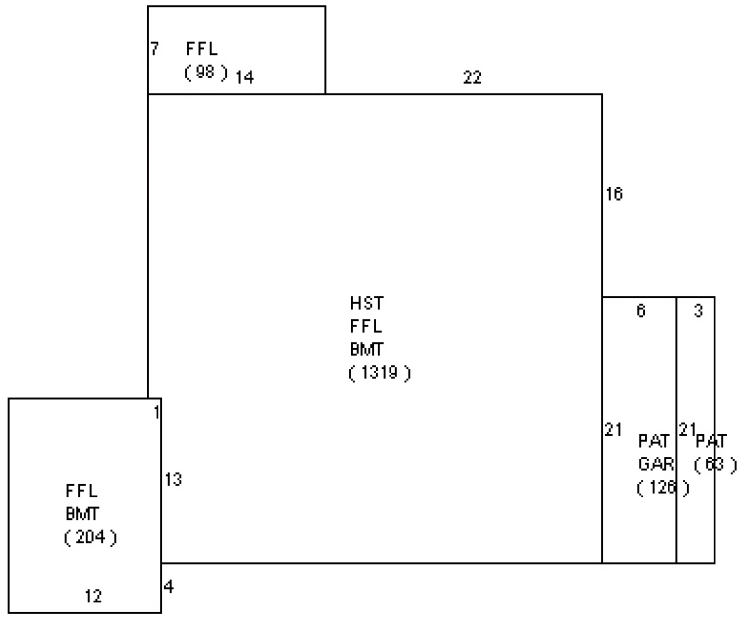
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,621	151.560	245,675
BMT	Basement	1,523	45.470	69,247
HST	Half Story	660	151.560	99,952
PAT	Patio	189	4.450	840
GAR	Garage	126	36.580	4,609
	Net Sketched Area:	4,119	Total:	420,323
Size Ad	2280.5	Gross Are	4778	FinArea 2281

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.39
Special Features:	0	Val/Su Net:	119.28
Final Total:	491300	Val/Su SzAd	215.44

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

097.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	